

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		MAGNOLIA ST, ARLINGTON

## OWNERSHIP

Owner 1:	JACOBSON MARC & SHARON			
Owner 2:				
Owner 3:				
Street 1:	72 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	TORRES MARCELO J -		
Owner 2:	FINNERTY ELLEN P -		
Street 1:	72 MAGNOLIA STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Wood Shingle Exterior and 3150 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON		Total:	432.000	Spl Credit		Total:	432.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	483,200	500	432,000	915,700
Total Card	0.092	483,200	500	432,000	915,700
Total Parcel	0.092	483,200	500	432,000	915,700
Source: Market Adj Cost		Total Value per SQ unit /Card:		290.70	/Parcel: 290.70

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	483,200	500	4,000.	432,000	915,700		Year end	12/23/2021
2021	101	FV	468,700	500	4,000.	432,000	901,200		Year End Roll	12/10/2020
2020	101	FV	442,200	500	4,000.	432,000	874,700	874,700	Year End Roll	12/18/2019
2019	101	FV	328,000	500	4,000.	459,000	787,500	787,500	Year End Roll	1/3/2019
2018	101	FV	328,000	500	4,000.	334,800	663,300	663,300	Year End Roll	12/20/2017
2017	101	FV	328,400	0	4,000.	291,600	620,000	620,000	Year End Roll	1/3/2017
2016	101	FV	327,600	0	4,000.	248,400	576,000	576,000	Year End	1/4/2016
2015	101	FV	309,300	0	4,000.	243,000	552,300	552,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

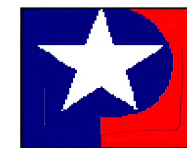
### ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	Measured		
8/26/2017	Meas/Inspect	HS	Hanne S
3/7/2017	SQ Returned	MM	Mary M
2/7/2009	Meas/Inspect	336	PATRIOT
6/12/2005	MLS	HC	Helen Chinal
9/22/1999	Meas/Inspect	243	PATRIOT
4/3/1998		AP	

Sign:

VERIFICATION OF VISIT NOT DATA

/  /



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	1447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	1H	- 1 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	TAN	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G21	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	30 %
Bsmnt Flr:	5	- Lino/Vinyl	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	3	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500			500
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